



119 Industrial Park
East Longmeadow MA 01028

*Working together to inform, educate, support, and advocate
for the rights of condominium owners statewide.*

OPPOSED TO

H.B. 6513

AN ACT CONCERNING THE BUDGET AND SPECIAL ASSESSMENT APPROVAL PROCESS IN COMMON INTEREST COMMUNITIES.

Gail Egan

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Advisory Committee

Atty. Patricia Ayars
Atty. George Coppolo
Atty. Jason Leiser
Judith Rudikoff

Investigation Committee

Gail Egan, Chair
Atty. Pat Ayars
Atty. George Coppolo
Legal Consultants

The Connecticut Condo Owners Coalition is a membership based organization requiring no membership fee. Our membership is primarily condominium unit owners. Many individuals have enrolled to receive updates posted on our website [CTCondoNews] while a primary objective for others is to enlist the support of the CCOC Investigative Committee in resolving issues between themselves and a Board of Directors or Property Manager.

On behalf of our Advisory Committee, George Gombossy and I urge lawmakers to vote **NO** on this bill.

If unit owners are dissatisfied with the proposed budget they would either attend the annual budget meeting or send their proxies back to vote no.

Presently, most unit owners do not attend annual budget meetings,

A condominium association is really a corporate/governmental entity hybrid.

Assume that the Association is operating as a corporation. Looking at corporate law, the Board alone usually has the power to determine the budget of the corporation. The ability of 1/3 of the shareholders to undermine the budget would inconsistent with the structure of board control of the corporation.

This bill will allow for a vocal minority to reject a proposed budget versus current legislation that requires rejection by a majority of **all** unit owners.

Gail Egan, President
Connecticut Condo Owners Coalition

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